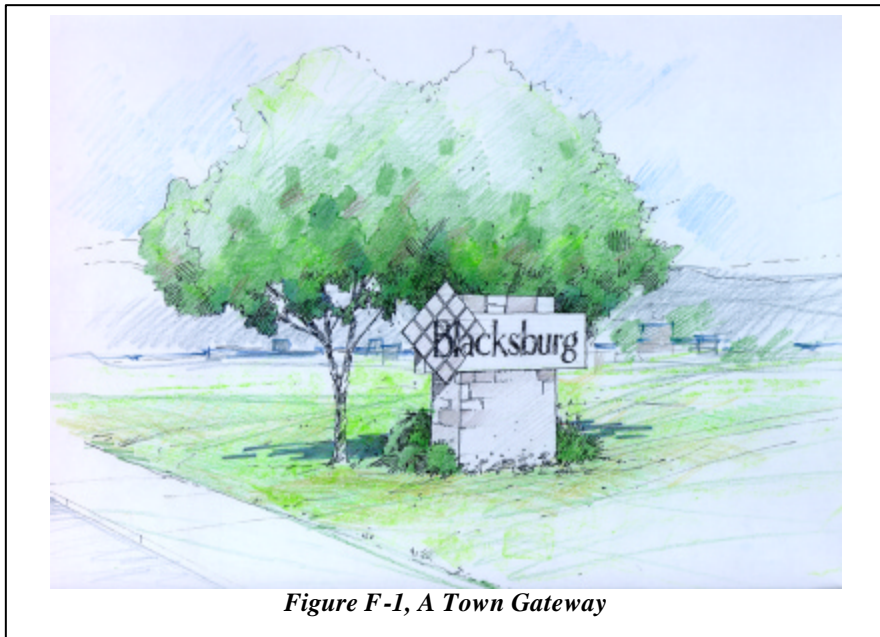


# FOREWORD



Dear Citizens,

The Town of Blacksburg has long been recognized for its scenic location along the Eastern Continental Divide and all of the natural amenities associated with the Appalachian Mountains. The town's high quality of life has been the subject of numerous articles in national publications on topics such as the Blacksburg Electronic Village, recognition as a premier retirement community, and even football. Recently Outside magazine rated Blacksburg as one of ten "dream towns" in the country due our unique combination of high-tech jobs, low cost of living, and the area's character that results largely from our natural and cultural environment.

Blacksburg 2046, the town's 2001 Comprehensive Plan, was developed in accordance with Title 15.2, Chapter 22, *Planning, Subdivision of Land and Zoning*, of the Code of Virginia. The plan outlines the major strengths and weaknesses of this community in a straightforward and honest manner so that we can continue to plan our evolution in a strong, pro-active, and environmentally sensitive manner. The plan also recommends very specific strategies in order to make our community's vision for 2046 a reality. The following paragraphs outline the legal basis for this plan as set forth by the Commonwealth of Virginia as well as a general outline of the plan's structure.

## **Scope and Purpose**

*The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.*

*In the preparation of a comprehensive plan the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.*

*The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.*

#### **Mandatory Review**

*At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.*

#### **Inclusion of Adjacent Territories**

*Any municipal plan may include the planning of adjacent unincorporated territory to the extent to which, in the municipal local planning commission's judgment, it is related to the planning of the incorporated territory of the municipality. However, the plan shall not be considered as a comprehensive plan for such unincorporated territory unless recommended by the county commission and approved and adopted by the governing body of the county.*

#### **Legal Status**

*Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof.<sup>1</sup>*

---

<sup>1</sup> Title 15.2, Chapter 22, *Planning, Subdivision of Land and Zoning*, of the Code of Virginia.

The basis of the plan is the community's vision for the future as articulated in the *Portrait of Blacksburg Tomorrow*. Supporting this 45-year vision are the plan's three primary components,

- ❖ Part I, *The Town as a Whole*, the background and goals for Blacksburg in thirteen topic areas that pertain to the entire town,
- ❖ Part II, *Planning Sectors*, the area plans for each of the nine designated planning sectors of the town; and,
- ❖ Part III, *Priorities for Implementation*, identifying specific steps to reach the vision.

Each townwide topic chapter is defined by a goal and provides the background and a thorough description of the topic, the opportunities and challenges in that area, and an analysis of what is changing followed by general policies and action strategies.

A description of each sector area chapter is provided which identifies unique characteristics and critical issues. A vision for the area is provided, with special considerations for the attainment of that vision. Within this portion of the plan is a chapter detailing overall land use policies to be considered when evaluating land use proposals.

It is intended that this plan be not only the guide for land use decisions but also a comprehensive reference on the town and the blueprint for community programs, public and private sector initiatives, and investment in facilities and infrastructure. If the multitude of public and private investment and decisions affecting the future of the town are made in consideration of the community's *Portrait of Blacksburg Tomorrow*, achievement of that future is much more likely.

Action strategies are provided in each chapter in order to facilitate implementation of this Plan. In addition, a *Priorities* chapter is provided which lists the first five years of action strategies to be achieved, for easy reference during annual operating budget and capital improvement plan consideration.

Many individuals and organizations have contributed to the development of this plan to arrive at the *Portrait of Blacksburg Tomorrow*. The plan has been structured with the needs of the end users and those who will implement the various strategies in mind. We hope this guide will serve well to assist the community in moving toward that future.

Sincerely,

Roger E. Hedgepeth  
Mayor